



**2 Tinkers Place, Hopewell Road, Matlock, DE4 3SR**  
**£700 pcm**



- One large double bedroom
- Located in a courtyard
- Dining kitchen
- Sitting room
- Bathroom
- Convenient for County Hall
- Close to excellent local amenities
- Walking distance to the town centre

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# 2 Tinkers Place, Hopewell Road, Matlock, DE4 3SR

A spacious, well presented, one bedroom duplex apartment, conveniently located within easy reach of the town centre of Matlock set within a courtyard of similar high quality properties. The accommodation offers Double bedroom, bathroom, dining kitchen and sitting room. Matlock is a picturesque spa town in the heart of Derbyshire close to the Peak District National Park, surrounded by beautiful open countryside. The town has a wealth of historic buildings as well as excellent local amenities and good primary and secondary schools. At the centre of the town is Hall Leys Park with sports facilities, children's play area, formal gardens and a riverside walk. Situated on the A6 trunk road, there is easy access to Manchester, Derby and Nottingham and the nearby towns of Chesterfield, Wirksworth and Bakewell.

Entering the property via a half glazed entrance door which opens to:

## RECEPTION HALLWAY 16'10 x 5'7 (5.13m x 1.7m)

Having a staircase rising to the first floor, door opening to:

## UTILITY CUPBOARD 4'5 x 3'3 (1.34m x 0.99m)

Housing the gas fired combination boiler which provides hot water and central heating to the property and having space and connection for an automatic washing machine.

## CLOAK ROOM 4'9 x 4'8 (1.44m x 1.42m)

Being half tiled with a ceramic tiled floor and having a side aspect window with obscured glass. Suite with dual flush close coupled W.C. and contemporary corner wash hand basin.

From the hallway a panelled door opens to:

## DINING KITCHEN 17' x 16'5 average measurements (5.18m x 5m)

A delightfully light and spacious room having a pair of double glazed sliding sash windows, polished oak flooring, central heating radiator with thermostatic valve and television aerial and telephone points. The kitchen area of the room is fitted with a good range of shaker style units in a light wood finish with cupboards and drawers beneath a granite effect work surface with a matching upstand and wall mounted storage cupboards. The work surface returns to form a peninsula breakfast bar. Set within the work surface is a 1½ bowl stainless sink with a mixer tap and a 5-burner gas hob over which is an extractor canopy. Beneath the hob is a fan assisted electric oven. Integral appliances include fridge, freezer and 12-place setting dishwasher. From the dining kitchen a panelled door opens to:

## SITTING ROOM 12'2 x 12' average measurements (3.71m x 3.66m)

With a rear aspect double glazed sliding sash window overlooking the small patio area and the courtyard beyond. The room has a feature fire opening with exposed stone side supports and a heavy stone lintel creating a display niche with a mantel over. The room has a central heating radiator and wall and centre light points and a television aerial point with satellite facility.

From the hallway a staircase with a useful under stairs storage cupboard rises to:

## FIRST FLOOR LANDING

Where doors open to:

## BEDROOM 23'11 x 16'6 (7.29m x 5.03m)

A delightfully spacious room built into the shape of the roof with front aspect dormer windows and a rear aspect roof light window. The room has central heating radiators with thermostatic valves, halogen down light spotlights and a television aerial point.

## BATHROOM (2.79m x 2.51m)

Again built into the shape of the roof and being fully tiled with a ceramic tiled floor. There is a rear aspect double glazed window with obscured glass. Suite with panelled bath with side fill taps, dual flush close coupled W.C, wall hung wash hand basin and 'D' shaped shower cubicle with mixer shower. The room is illuminated by halogen spotlights and there is a chrome finished ladder style towel radiator and an extractor fan. A door opens to an airing cupboard having slatted linen storage shelving.

## SERVICES AND GENERAL INFORMATION

All mains services are connected to the property.

## DIRECTIONS

Leaving Matlock Crown Square via Bank Road, follow the road up the hill turning left at County Hall into Smedley Street, take the first right into Wellington Street and first right again into Hopewell Road, Tinkers place can be found on the right.

DISCLAIMER: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

